

**MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MAY 28, 2014, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Mr. Wills, Mr. Diamond, Mr. Balmer, Mr. Scritchlow, Mr. Cornell, Mr. Suess, Mr. Cain, Mr. Stanczak

MEMBERS ABSENT: Mr. Pearson, Mr. Stuckey

OTHERS PRESENT: Mr. Mark Woolard, City Planner
Mr. Frank Koehler, Interim Director of Planning and Code Enforcement
Mr. Kevin Kothe, Director City Engineer
Ms. Vasudha Pinnamaraju, Executive Director of McLean County
Regional Planning Commission

CALL TO ORDER: Chairman Cain called the meeting to order at 4:01 P.M.

ROLL CALL: Mr. Woolard called the roll. A quorum was present.

PUBLIC COMMENT: None

MINUTES: The Commission reviewed the May 14, 2014 minutes. Mr. Balmer moved to approve the May 14, 2014, minutes as written. Mr. Scritchlow seconded the motion which passed 7-0 with following votes being cast on roll call: Mr. Wills--yes; Mr. Diamond--yes; Mr. Balmer--yes; Mr. Scritchlow--yes; Mr. Cornell--yes; Mr. Cain--Yes; Mr. Suess--yes; Mr. Pearson-- absent; Mr. Stanczak--absent; Mr. Stuckey--absent.

REGULAR AGENDA:

PS-03-14. Public hearing and review on the petition submitted by RBT of Illinois, Inc, requesting the approval of an Amended Preliminary Plan for the Harvest Pointe Commercial Subdivision, for the property commonly located north of Illinois Route 9 and west of Harvest Pointe Boulevard, consisting of approximately 110.5 acres.

Chairperson Cain introduced the petition. Mr. Woolard stated the staff report included engineering comments. The publication was for 110.5 acres and the revision reduces acres to the front, business portion of the development. A layover would allow for the developer to address staff's concerns. Staff recommends this case be laid over.

Mr. Balmer asked if the legality of the only ingress to the subdivision has been addressed. Mr. Woolard deferred the question to the city engineer.

Chairman Cain opened the public hearing. Mr. Neil Finlen, 2709 McGraw Drive, developer's engineer, was sworn in, explained the need for a four week delay in order to coincide with the variance petition before the Zoning Board of Appeals dealing with the parking requirement for the assisted living facility. A proposed change of approach was presented at last week's Zoning Board of Appeals meeting by Mr. Koehler. Rather than fight the existing assisted living code, there would be an effort to work with the city to make a text amendment to the code. Mr. Finlen stated the text amendment would place the code more in line with current standards of elderly care facilities. This cooperative effort will take time and be before this commission on June 25, rather than the Zoning Board of Appeals. Those are some of the reasons for the delay. This parking issue is a separate item for the subdivision. The preliminary plan

review will have two items on the agenda. There are a number of engineering items which will be addressed at that time. He said time and the economy have not been kind to this development. He stated the preliminary plan will include traffic flow, turn lanes, entrance and will be addressed via an amended annexation agreement or a redevelopment agreement. The city corporate counsel is working with the developer's attorney for language that appropriately addresses engineering concerns. The preliminary plan will include a change to smaller acreage and will be for the area along Route 9. The assisted living is to be in the commercial area. The parking needs to be worked through as well as other aspects of the development.

Mr. Diamond asked if the parking variance was the only issue pending with the Zoning Board of Appeals. Mr. Koehler stated the proposed use of the property as senior living is compliant with the area zoning. The parking standards seemed excessive which would require 238 parking spaces for 80 units of assisted living and 36 units of assisted care. A review of about 18 Illinois communities on current standards along with a text amendment will be presented at a June meeting. Mr. Koehler stated there were some outstanding issues regarding the development that Mr. Finlen referred to. Some of those are: the acreage with regard to park side donation development, outstanding subdivision development and improvements to Empire Road, etc. The attorneys are drafting a revised development agreement to address those issues. Mr. Koehler the issue of the Zoning Board of Appeals dealt only with the parking standard and since the variance was not an appropriate way to go, the text amendment would offer a more appropriate standard moving forward.

Mr. Balmer asked if the IDOT issue regarding the only ingress road will be addressed. He stated that the road has never been approved. Mr. Koehler stated that he thought so. Mr. Diamond stated that the buildings were placed directly into the swale and asked how drainage would be addressed. Mr. Koehler stated there would be piping and other accommodations made with engineering's approval. Mr. Diamond asked if there has been resolution to the sidewalk issue and Mr. Koehler stated it will be added to the list.

Mr. Kothe stated the preliminary plan showed piping to the storm sewer around to Route 9 and then to the basin to the east. One comment is to make sure there are adequate flood routes to handle the pipe flow excess. There is a preference to not have a mix of public and private. He said the comments have been given to the developer's engineers.

Chairman Cain asked if there were anyone to speak in favor of this petition and no one spoke.

Chairman Cain asked if there were anyone to speak in opposition to this petition. Mr. Jim Dee, 1105 Towanda Barnes Road was sworn in and stated their tillable farm ground near this area has been devalued. Mr. Dee expressed concern over the location of the memory unit being so close to a state route and a tall corn field. He stated that if a resident would get out of the facility, the road and the tall corn could pose dangers. Mr. Dee explained that he owns the land to the North of the development with his sister and is worried about the devaluation of the land.

Chairman Cain asked if there were anyone else to speak in opposition or who had questions with regard to this petition and no one spoke. Chairman Cain closed the public hearing.

Mr. Balmer stated with the opposition presented, the history and so many issues which have not been addressed, he is wondering if perhaps this is not a good use for that property. Maybe we should suggest

to the council that this not be approved. Chairman Cain suggested that the process be allowed until the June 25 meeting and address the concerns at that time.

Mr. Balmer moved to layover petition PS-03-14 until the June 25 meeting. The motion was supported by Mr. Wills and passed by a vote of 8 to 0 each with the following votes being cast on roll call: Mr. Wills--yes; Mr. Diamond--yes; Mr. Balmer--yes; Mr. Stanczak--yes; Mr. Scritchlow--yes; Mr. Cornell--yes; Mr. Cain--yes; Mr. Suess--yes; Mr. Pearson--absent; Mr. Stuckey--absent.

OLD (other) BUSINESS:

Discussion of Comprehensive Plan: The comprehensive plan's latest staff report was presented by Ms. Pinnamaraju. She stated the projects current phase is the existing conditions analysis with the community visioning and strategic planning to come. The committee's roles were discussed. Ms. Pinnamaraju stated the Mind Mixer website and brochures are available to promote involvement. The promotional video should be released in June. A suggestion was made to show the promotional video at the coliseum during athletic events. She stated the working groups are to begin in August.

NEW BUSINESS:

Mr. Koehler stated that next meeting agenda will include information on the recent Illinois State adoption of medical marijuana cultivation and dispensary facilities.

ADJOURNMENT: There being no further business to come to the Bloomington Planning Commission's attention, Mr. Stanczak moved to adjourn this meeting and Mr. Balmer seconded the motion which was approved unanimously. The meeting was adjourned at 5:00 p.m.

Respectfully submitted,

Mark Woolard, City Planner

For further information contact:

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